

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	235 Deborah Lane	Date:	May 13 th , 2015
Perm. Parcel No:	812-24-032	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Jean Hoffman	Maximum Occupancy:	6 persons
Mail to:	Carl Hoffman	Property:	Legal Conforming [X]
	15144 Mt. Eaton Rd.		Legal Non-Conforming []
	Rittman, OH 44270		Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Tuck-point the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

GARAGE:

1. Scrape and paint or completely replace the overhead door.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
4. Repair or replace the back door accordingly.
5. Trim all trees, bushes and/or shrubbery on the property, especially off garage.
6. Remove old antenna from chimney.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

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GENERAL GARAGE ITEMS:

1. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
2. Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.
3. Scrape and paint the door, window and/or roof trims on this garage.
4. Make all necessary repairs to the garage window(s) and related frames and trims.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace the entire drive apron of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Remove and replace 1 square of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
3. Replace 1 square of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
4. Level 1 square of public sidewalk.

GENERAL ELECTRICAL ITEMS:

1. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
2. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank. Secure gas line to floor or hard pipe.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
3. Install an air admittance valve, p-trap under the kitchen sink.

GENERAL HVAC ITEMS:

1. Have the furnace cleaned and serviced by a qualified technician.
2. Replace vinyl dryer vent with metal vent piping.

BASEMENT ITEMS:

1. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
2. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required. Or Replace the basement windows with new, vented glass block assemblies.

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KITCHEN ITEMS:

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.

BASEMENT- BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.

FIRST FLOOR - BATH ITEMS:

1. Flooring must be smooth and water-tight. Install a new tile or vinyl floor.
2. Caulk base of toilet leaving 1/2" in rear without caulk.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Install a new smoke detector on the first floor level and in all sleeping rooms.
3. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUMCHARGE OF TWO HOURS (2) for any such work.*

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)